



# **Chapter 11**

## **PUBLIC BUILDING FACILITIES PLAN**

### **INTRODUCTION**

This chapter represents an important Plan element. It sets forth the location of the City's most important public buildings and facilities. First, it presents the actual building space needs--through the year 2010--of five major City buildings: the City Hall, police facility, main fire station, department of public works facilities, and main library. Second, the needs for public schools are addressed. And, finally, the locational aspects of the satellite fire stations are presented. Chapters 2 and 8 of this Plan indicated the amount of growth the City can expect by the year 2010. Chapter 9 addressed the importance of acquiring important public park sites as the City grows and develops. It is primarily to this growth that the additional facilities required to maintain adequate levels of service are responding.

### **BUILDING SPATIAL REQUIREMENTS FOR SELECTED CITY BUILDINGS**

#### **Background**

This section summarizes the detailed planning document, titled City Building Spatial Requirements Study: 1990 to 2010 (Mundelein, Illinois: Lane Kendig, Inc., March 1991), that was prepared as an integral element of this Plan. That study presented in detail an analysis, forecast space needs, and costs for a number of City buildings. These buildings included the City Hall, police facility, main fire station, department of public works facilities, and main library. Using the population forecasts and projections developed in Chapter 2 of this Plan, data from other sources, and interviews with pertinent City personnel, data were gathered that:

1. Assist in the definition of existing building user characteristics (where applicable);
2. Determine the existing building spatial needs based upon data which served as the basis for most Plan preparation activities; and,
3. Form a logical and sound basis for determining the various year 2000 and 2010 building and facility space needs and detailed building programs.

The five facilities are planned to be properly phased for meeting those anticipated facility needs during the next 10- and 20-year periods. In addition, the building programs developed provide the basis from which these major capital improvements can be properly budgeted in a timely fashion. (See Chapter 12 for a discussion of the need to develop and maintain a City capital improvements program for plan implementation.)

In October 1990, the architectural firm of Heike/Design Associates, Inc. of Milwaukee issued a report titled City Hall Remodeling: Concept and Budget Report. The Heike report was commissioned to assist the City of Franklin in identifying their near term space needs and develop a functional space planning alternative into 1995. This Concept and Budget Report carefully plans and relocates personnel and provides the basic building program, projected costs, and schedule information that can support reasoning for remodeling existing spaces in lieu of more costly additions or new building construction.

While the Heike report was examined and considered during the preparation of the year 2000 and 2010 City buildings space needs forecasts, it was only considered within the context of meeting five-year needs for City Hall space--that is, to the year 1995. To truly provide for the long-term public building space needs of the rapidly growing City, long-term building programs are necessary that extend well into a two-staged twenty-year period--years 2000 and 2010.

## **SUMMARY OF THE CITY'S PUBLIC BUILDING NEEDS**

The space needs for the five City facilities is in direct and proportional response to the community growth which Franklin has fostered over the last 20 years and which the City intends to foster for at least another 20 years. Therefore, it should be no surprise that as Franklin grows, so must its community facilities grow. It should also be no surprise that Franklin is in need of other community facilities. Such new facilities will have to be constructed which serve a larger population base than that which comprises Franklin's present total population. Based upon this Plan's findings, the magnitude of this need is great.

In their totality, these buildings need to expand by 106,659 additional square feet by the year 2000 and another 24,746 square feet by the year 2010. In addition, there will be a need to either acquire or make available to these facilities a minimum of 12.7 additional acres of land over the next twenty years. The total cost of all of these expansions is anticipated to be about \$10 million to meet year 2000 needs and another \$1.7 million to meet year 2010 needs. All of these dollar amounts are in 1990 dollars; thus, as time passes, these costs will increase with inflation. Franklin officials must be keenly aware of these increasing costs as deliberations take place relative to monetary budgeting.

## **City Hall**

The City Hall is perhaps Franklin's most important building, since it houses the very heart of Franklin's government and administration. In addition, it serves as a symbol of Franklin. The City Hall needs to be expanded from its current 22,439 square feet of building area to 37,262 square feet by the year 2000, and to 42,718 square feet by the year 2010. No additional land area is anticipated to be acquired to accommodate this expansion. The total cost of these expansions is anticipated to be about \$1,547,308 to meet year 2000 needs and another \$569,527 to meet year 2010 needs.

## **Police Facility**

The police facility provides inadequate work space to meet Franklin law enforcement officials' needs during the planning period. The police facility needs to be expanded from its current 17,888 square feet of building area to 32,082 square feet by the year 2000, and to 33,197 square feet by the year 2010. No additional land area is anticipated to be acquired to accommodate this expansion. The total cost of these expansions is anticipated to be about \$2,171,747 to meet year 2000 needs and another \$170,599 to meet year 2010 needs. A significant portion of the additional police facility building space is recommended to be provided by that portion of the building area currently occupied by the Franklin library.

## **Main Fire Station**

The main fire station provides work space for Franklin's fire fighting force. The main fire station needs to be expanded from its current 7,164 square feet of building area to 14,071 square feet by the year 2000, and to 20,416 square feet by the year 2010. Although adequate room is available at the existing main fire station, another site will need to be acquired to accommodate both a three-acre fireman training area and the construction of a five-story 4,500 square-foot training tower. These figures include both the training tower and a storage garage. The storage garage would be accommodated at the main fire station site. These figures, however, do not address nor include any additional satellite fire stations which are needed during the planning period as detailed later in this chapter. The total cost of the expansion to the main fire station is anticipated to be about \$668,996 to meet year 2000 needs and another \$208,957 to meet year 2010 needs. The need for the acquisition of additional satellite fire station sites, as well as the construction of additional satellite fire stations, is discussed later in this chapter.

## **Public Works Facilities**

The public works facilities, and the equipment they house, assist in the provision of the care and maintenance of Franklin itself. In addition, they provide the shelter necessary to protect the huge investment which Franklin's taxpayers have placed in the numerous pieces of equipment housed at these facilities. In 1991, there was inadequate space to house any additional equipment. There are significant needs for additional equipment during the planning period. With the advent of waste recycling, the public works facilities have also taken on an added dimension relative to its visibility, security, and safety to the general public. The public works facilities need to be expanded from their current 21,250 square feet of building area to 61,885 square feet by the year 2000, and to 70,495 square feet by the year 2010.

Valuable expansion room at the public works facilities site is currently being used as baseball playfields. This is due to the lack of the adequate provision of such baseball facilities on a community or neighborhood park basis. The baseball facilities should be relocated to Plan specified neighborhood or community parks (see Chapters 8 and 9). With the increased growth and development of the City (through at least the year 2010), it will become necessary to expand the public works facilities and site area if the public works facilities are to continue at their current location.

The total cost of public works facilities expansion is anticipated to be about \$1,918,186 to meet year 2000 needs and another \$291,150 to meet year 2010 needs. However, these costs do not reflect the costs associated with the relocation of the existing baseball field.

## **Main Library**

The main library serves many functions--including educational, social, and cultural--to all of Franklin's residents. Of all the facilities examined during the conduct of this study, the main library was the most deficient in necessary space allocation. The main library needs to be expanded from its current 5,565 square feet of building area to 29,600 square feet as soon as possible to meet both current and year 2000 needs, and to 32,820 square feet by the year 2010. The facility can no longer be accommodated within the City Hall building, unless other City administrative functions were to move elsewhere. In addition, the police facility will need to expand into that portion of the building currently occupied by the library. Thus, from a practical standpoint, a new library building will need to be built. No additional land area is anticipated to be acquired to accommodate a new library building. Vacant land in sufficient area already exists as part of the municipal complex at the southeast corner of the intersection of W. Drexel Avenue and W. Loomis Road (STH 36). Due to this highly central location within the City, its easy access to both STH 36 and STH 100, and the existing vacant land already under the ownership of the City,

it is recommended that the new main library be constructed at the municipal complex. The total cost of a new library building is anticipated to be about \$3,738,410 to meet year 2000 needs and an additional \$406,678 to meet year 2010 needs.

### **Other Public Building Provision Issues**

Beyond the scope of this study, there are still larger City-wide issues relating to public building provision which still must be addressed. Some are related to the quality of life in Franklin and others to the maintenance of adequate services. In this respect, the following informed observations are made:

1. The City Hall, police facility, main fire station, and main library all exhibit a need to provide multi-purpose rooms to accommodate large groups of people. With proper scheduling, some of these diverse group functions may be able to be held in the same facilities. However, due to the locational and physical separation constraints imposed by the City Hall, the main fire station, and the new main library, the common use of these facilities in an efficient, effective, and nonconstrained fashion is not possible.
2. Currently, Franklin does not have adequate space to accommodate community meetings which have, generally, over 70 persons in attendance. This is not an adequate condition. Under the proposed City Hall building program set forth in the City Building Spatial Requirements Study: 1990 to 2010 Plan element, it is recommended that the Council Chambers and General Meeting/Multi-Purpose Room be combined into a single room and equipped with flexible partition walls so that the combined space can be subdivided into one, two, or three separate meeting rooms. Under this scenario, the room would be able to accommodate about 246 persons.
3. Currently, there is no large publicly-owned auditorium facility in Franklin which can accommodate community meetings of 500 or more persons. Even if the recommendations set forth in Paragraph 2 above are followed, Franklin will still lack this type of facility.
4. There is no publicly-owned community building in Franklin which can be used to physically accommodate public-oriented youth, adult, or elderly programs. City-sponsored indoor athletics-oriented recreational programs are currently accommodated at public school facilities. The population forecasts for Franklin described in Chapter 2 indicate that there will be significant increases in the population which will warrant the provision of expanded services and diverse recreational (both athletic and non-athletic) programs.

5. A post office facility is also needed in Franklin. The inclusion of such a facility within the Franklin municipal complex has long been planned.

Finally, if the needed facilities are to be programmed and constructed over the next 20-year period, their physical linkage with one another, as well as with other municipal buildings and facilities, will be of significant importance. The importance will not only be derived from the benefits of function and the sharing of common elements or facilities. The importance of facility linkage is also strongly associated with the sense of community identity which their linkage would play in the further affirmation of Franklin's identity. Thus, from a planning and community design standpoint, it will be very important to develop these municipal facilities within that area identified as the Civic Center Planning District in this Plan (see Chapter 8 for a detailed description of this planning district). The Civic Center Planning District is centrally located, provides ready access to two State Trunk Highways, has high visibility, and already provides the necessary nucleus for such development. The building programs set forth in the City Building Spatial Requirements Study: 1990 to 2010 present a challenge and opportunity for City officials to meet the ever-expanding needs of a dynamically growing metropolitan community.

## **FORECAST LAND NEEDS FOR PUBLIC SCHOOLS**

### **Background**

Another very important component of this Plan is the location and extent of institutional land uses including the City's public schools. These are of particular importance, since this Plan is embracing the concept of "neighborhood planning" (see Chapter 6). Under this concept, the public school land, buildings, and facilities, as well as neighborhood parks, serve as a focal point for neighborhood development in both physical and social terms.

During initial stages of the planning process, City officials had meetings with representatives from those three public schooldistricts which overlay the City: Franklin School District No. 5, Oak Creek/Franklin Joint School District, and Whitnall School District. During these meetings, both the Oak Creek/Franklin Joint School District and Whitnall School District representatives publicly stated that no new school facilities for these two districts are planned to be located within the geographic limits of the City during the Phase 1 (year 2010) planning period. Franklin School District No. 5 officials indicated that new facilities would indeed be located within the City's boundaries. Thus, a determination of land needs and the location for these new facilities are of critical importance to the City's planning process since they represent a significant land use.

Although all three of these school districts overlay the City, only Franklin School District No. 5 has land and school building facilities located within the boundaries of the City. The geographic boundaries of Franklin School District No. 5 are completely within the geographic area of the City and do not extend into other municipal areas.

### **Forecast School Age Children in the City**

Chapter 2 indicated the forecast population of the City, by age group, to the year 2010. The population forecasts, summarized in Table 2.9, are inclusive of all school age children expected to live within the City in the year 2010--including children who attend the three public as well as private schools.

Unfortunately, the forecast of the total City school age population is not useful in determining school population forecasts for Franklin School District No. 5. The five-year age cohorts typically used for population forecasting purposes are not useful in projecting school needs based upon the age cohorts of 5 to 10 years (i.e. grades K-5), 11 to 13 years (grades 6-8), and 14 to 17 years (grades 9-12). Since Franklin School District No. 5 is the only school district in the City planning to construct facilities in the City during the planning period, it is necessary to prepare a separate set of student forecasts, or projections, for that district to determine facility needs. A school facility forecast was made using student projections and the school planning design criteria set forth in Chapter 6 and Table 11.1.

**Table 11.1**

**PUBLIC SCHOOL FACILITY SITE AREA AND SERVICE  
RADIUS STANDARDS FOR FRANKLIN SCHOOL DISTRICT NO. 5**

<b>Type</b>	<b>Typical Number of Persons Served</b>	<b>Typical Min. Required Site Area (Gross Acres)</b>	<b>Walking Distance (miles)<sup>a</sup></b>
Public Elementary School (grades K-5)	500 students	3 <sup>b</sup>	1/2
Public Middle School (grades 6-8)	800 students	19 <sup>b</sup>	1 1/2
Public Senior High School (grades 9-12)	1,600-1,800 students	48 <sup>b</sup>	--

<sup>a</sup>*Typical maximum walking distance from neighborhood served.*

<sup>b</sup>*Including land for the school building and off-street parking but not including the eight (8) required acres of school-related outdoor recreation and playground facilities (also see the standard for neighborhood parks in Table 6.2 of Chapter 6).*

*Source: Lane Kendig, Inc. and Franklin School District No. 5.*

**Enrollment and School Building Capacity of Schools Located Within the City  
(Franklin School District No. 5)**

Table 11.2 indicates both the current enrollment and school building capacity of public schools located within the City (i.e. Franklin School District No. 5). Table 11.2 indicates that each of the schools is very near capacity. With respect to the provision of additional elementary school space, one additional elementary school is currently under construction which will accommodate a maximum of 500 K-5 students.



**Table 11.2**

**CURRENT ENROLLMENT AND SCHOOL BUILDING CAPACITY  
OF SCHOOLS LOCATED WITHIN THE CITY OF FRANKLIN  
(FRANKLIN SCHOOL DISTRICT NO. 5): 1991**

<b><u>School/ School Type</u></b>	<b><u>1991 Enrollment</u></b>	<b><u>Building Capacity</u></b>	<b><u>Functional Building Capacity</u></b>
<b>Elementary Schools:</b>			
Ben Franklin School	317	300-350	325
Countryside School	387	425-450	425
Pleasant View School	389	350-375	430
Robinwood School	365	425-450	450
<b>Middle School:</b>			
Forest Park Middle School	668	700-750	735
<b>High School:</b>			
Franklin High School	776	1000	950

*Source: Franklin School District No. 5*

**Population Projections for Franklin School District No. 5**

**Historic Enrollment**

Historic school enrollment data was supplied by Franklin School District No. 5 on a grade-by-grade basis. Historic enrollment data for the years 1980 through 1990 were used as a basis from which to prepare projections to the year 2010 (i.e. Phase 1 of this

Table 11.3

**HISTORIC ENROLLMENT DATA BY GRADE FOR FRANKLIN  
SCHOOL DISTRICT NO. 5**

<u>Grade</u>	<u>Year</u>										
	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
K	142	155	157	137	169	167	168	216	202	234	222
1	163	150	149	164	156	183	186	183	241	226	290
2	135	164	147	151	160	161	188	195	210	252	270
3	162	151	168	144	154	160	181	199	207	228	287
4	161	156	135	166	158	168	163	189	220	209	244
5	<u>191</u>	<u>171</u>	<u>156</u>	<u>138</u>	<u>164</u>	<u>164</u>	<u>171</u>	<u>161</u>	<u>189</u>	<u>222</u>	<u>242</u>
<b>Subtotal (K-5)</b>	<b>954</b>	<b>947</b>	<b>912</b>	<b>900</b>	<b>961</b>	<b>1003</b>	<b>1057</b>	<b>1143</b>	<b>1269</b>	<b>1371</b>	<b>1555</b>
6	189	193	162	160	143	168	163	190	175	210	270
7	186	200	193	166	198	158	178	175	200	179	261
8	<u>179</u>	<u>195</u>	<u>182</u>	<u>189</u>	<u>171</u>	<u>203</u>	<u>161</u>	<u>173</u>	<u>172</u>	<u>192</u>	<u>202</u>
<b>Subtotal (6-8)</b>	<b>554</b>	<b>588</b>	<b>537</b>	<b>515</b>	<b>512</b>	<b>529</b>	<b>502</b>	<b>538</b>	<b>547</b>	<b>581</b>	<b>733</b>
9	207	189	197	196	207	179	221	179	190	212	225
10	232	205	186	200	203	209	185	219	175	191	247
11	237	224	190	191	197	197	225	192	215	174	214
12	<u>212</u>	<u>223</u>	<u>219</u>	<u>201</u>	<u>192</u>	<u>200</u>	<u>203</u>	<u>232</u>	<u>191</u>	<u>223</u>	<u>186</u>
<b>Subtotal (9-12)</b>	<b>888</b>	<b>841</b>	<b>792</b>	<b>788</b>	<b>799</b>	<b>785</b>	<b>834</b>	<b>822</b>	<b>771</b>	<b>800</b>	<b>872</b>
<b>TOTAL<sup>a</sup></b>	<b>2396</b>	<b>2376</b>	<b>2241</b>	<b>2203</b>	<b>2272</b>	<b>2317</b>	<b>2393</b>	<b>2503</b>	<b>2587</b>	<b>2752</b>	<b>3160</b>

<sup>a</sup>Years 1980, 1981, and 1982 exclude EMR or EC students.

Source: Franklin School District No. 5

### ***Growth Models***

Two trend-related population projection models were used to project the 1995, 2000, and 2010 school age population, by grade, for Franklin School District No. 5. These models facilitated results to be obtained through the use of computer programs prepared especially for these models. Trend-related projections are based, as the term implies, upon historic population trends. The two models used were linear models: the "straight line," or direct, model and the regression model (see Chapter 2 for a general discussion of these two models). These two models describe a population which has exhibited a history of very steady growth, in terms of absolute numbers, as is characteristic of the City of Franklin. Employing these models yields projections of a direct continuation of a past trend into the future.

It must be remembered, however, that these models are merely statistical tools which produce mathematically-based population projections. Their usefulness comes from the fact that many areas have a population trend which, typically, conforms to one of these patterns. Projections prepared using the linear direct and the linear regression models most clearly represent the trends in population growth in the City since 1950. The linear direct and linear regression models were also used during the preparation of this Plan to test the City's year 2010 population forecasts prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC).

### ***Trend Scenarios A and B***

The linear direct and linear regression models were utilized for two past growth trend scenarios. One can note, through an examination of Table 11.3, that almost no growth occurred in the grades 9 through 12 cohort (high school level) from 1980 through 1990. Use of the linear direct and linear regression models was attempted on data for each grade level with each of the two "Trend Scenarios." However, the results obtained had a very low level of correlation and, thus, are not presented here. The "no growth" experienced in the grades 9 through 12 cohort from 1980 through 1990 may be due, in part, upon a number of factors such as low levels of in-migration of this age group into the City as well as the low birth rate experienced during the late 1970s and early 1980s. Therefore, based upon the low levels of correlation for the grades 9 through 12 cohort, only projection data relative to grades K through 8 are presented.

The first scenario--"Trend Scenario A"--is based upon a continuation of the school age population growth which was experienced by Franklin School District No. 5 from 1980 to 1990. The results of the linear direct and the linear regression projection models on Trend Scenario A are indicated in Table 11.4. Generally, 1980 to 1984 had low student growth rates, 1985 to 1990 had higher growth rates. Under Trend Scenario A, there would

be a maximum of 601 additional students in grades K-5 by the year 2000 and a maximum of 1,202 additional grade K-5 students by the year 2010. Also under Trend Scenario A, there would be a maximum of 179 additional students in grades 6-8 by the year 2000 and a maximum of 358 additional grade 6-8 students by the year 2010.

**Table 11.4**

**TREND SCENARIO A PROJECTIONS: 2000 AND 2010**

<u>Grade</u>	<u>1990 Actual</u>	<u>2000</u>		<u>2010</u>	
		<u>Lin.Dir.</u>	<u>Lin.Reg.</u>	<u>Lin. Dir.</u>	<u>Lin. Reg.</u>
<b>K</b>	222	302	291	382	367
<b>1</b>	290	417	399	544	534
<b>2</b>	270	405	376	540	504
<b>3</b>	287	412	358	537	468
<b>4</b>	244	327	325	410	421
<b>5</b>	<u>242</u>	<u>293</u>	<u>263</u>	<u>344</u>	<u>314</u>
<b>Subtotal (K-5)</b>	<b>1,555</b>	<b>2,156</b>	<b>2,012</b>	<b>2,757</b>	<b>2,608</b>
<b>6</b>	270	351	283	432	349
<b>7</b>	261	336	283	411	337
<b>8</b>	<u>202</u>	<u>225</u>	<u>--<sup>a</sup></u>	<u>248</u>	<u>--<sup>a</sup></u>
<b>Subtotal (6-8)</b>	<b>733</b>	<b>912</b>	<b>760</b>	<b>1,091</b>	<b>891</b>

<sup>a</sup>No projection provided due to poor correlation coefficient.

Source: Lane Kendig, Inc.

The second scenario--"Trend Scenario B"--is based upon the higher rate of student growth experienced during the period 1985 to 1990. The results of the linear direct and the linear regression projection models on Trend Scenario B are indicated in Table 11.5. Under this scenario, there would be a maximum of 552 additional students in grades K-5 by the year 1995 and a maximum of 1,104 additional grade K-5 students by the year 2000. There would also be a maximum of 204 additional students in grades 6-8 by the year 1995 and a maximum of 408 additional grade 6-8 students by the year 2010.

Table 11.5

## TREND SCENARIO B PROJECTIONS: 1995 AND 2000

Grade	1990	1995		2000	
	Actual	Lin. Dir.	Lin. Reg.	Lin. Dir.	Lin. Reg.
K	222	277	300	332	365
1	290	397	371	504	473
2	270	379	374	488	481
3	287	414	378	541	490
4	244	320	316	396	395
5	<u>242</u>	<u>320</u>	<u>314</u>	<u>398</u>	<u>395</u>
Subtotal (K-5)	1,555	2,107	2,053	2,659	2,599
6	270	372	332	474	423
7	261	364	308	467	386
8	<u>202</u>	<u>201</u>	-- <sup>a</sup>	<u>200</u>	-- <sup>a</sup>
Subtotal (6-8)	733	937	843	1,141	1,024

<sup>a</sup>No projection provided due to poor correlation coefficient.

Source: Lane Kendig, Inc.

Table 11.6 provides a summary of the projected ranges of increase in school age population in Franklin School District No. 5 for the years 1995, 2000, and 2010. Due to the uncertainties associated with the use of both Trend Scenarios A and B, the lower limits of the 1995 projection were not calculated nor the upper limits of the year 2010 projections. In practical terms, however, it is usually best to plan for the worst scenario—in this case, for the higher population projections. Also due to the uncertainties of future levels of growth, it would be sound planning practice to prepare projections by grade level and grade cohort on a yearly basis for both historic 10-year and 5-year trend scenarios using linear-based models such as the direct and regression models.

Table 11.6

**SUMMARY OF PROJECTED RANGES OF INCREASE IN SCHOOL AGE  
POPULATION IN FRANKLIN SCHOOL DISTRICT NO. 5  
FOR GRADE COHORTS K-5 AND 6-8: 1995-2010**

<b>Grade Cohort</b>	<b>1990 Actual</b>	<b>1995</b>	<b>Year 2000</b>	<b>2010</b>
<b>K-5</b>	1,555	(?) to 552	457 to 1,104	1,053 to (?)
<b>6-8</b>	733	(?) to 204	27 to 408	158 to (?)

*Source: Lane Kendig, Inc.*

***Forecast Additional School Facility Needs***

The following conclusions are based upon the school data and projections presented:

1. One additional elementary school would be needed to serve years 1991 to 1995, grades K-5, needs. This projected growth, however, may be able to be accommodated by the elementary school currently under construction in 1991.
2. A minimum of one additional elementary school (in addition to the one needed under Paragraph 1. above) would be needed to serve grades K-5 for the years 1995 to 2000.
3. An addition to the existing Forest Park Middle School may need to be constructed to accommodate years 1990 to 2000 population increases. In lieu of such an addition, other options may be available including a redistribution of grade levels accommodated at the existing school (for instance, 7-9 rather than 6-8). However, such grade redistribution may result in the need for construction of still another elementary school in addition to the two mentioned in Paragraphs 1. and 2. above.

***Comprehensive Master Plan Implications for the Provision of Adequate Sites for New Public Schools***

Since this Plan deals with both Phase 1 (year 2010) and Phase 2 (beyond year 2010) City growth, it is imperative that the City not preclude setting aside those sites which best lend

themselves to fulfilling school facility needs--whether short-term or long-term. Thus, it is important for the Plan effort to accomplish the following relative to school sites:

1. Set aside all those elementary school sites necessary to accommodate both Phase 1 and Phase 2 City growth.
2. Maintain adequate land area at the Forest Park Middle School site to accommodate potential building expansion during the Phase 1 planning period.
3. Set aside adequate land area to accommodate the construction of a second middle school.
4. Maintain adequate land area at the Franklin High School site to accommodate potential building expansion during the planning period.
5. Set aside adequate land area to accommodate the construction of a second high school.

All school sites are to be located as indicated in Chapter 8 to adequately fulfill both Phase 1 and Phase 2 Plan needs. In addition, these sites should meet those physical requirements set forth in Chapter 6.

### ***Recommendations for the Acquisition of Public School Sites***

Chapter 9 sets forth detailed recommendations for the acquisition of public schools sites and improvements (including playgrounds and buildings) in the City. These recommendations pertain to the use of land acquisition, fees in lieu of acquisition, and land and facility improvement fees.

## **LOCATIONAL ASPECTS OF THE CITY'S MAIN AND SATELLITE FIRE STATIONS**

### **Existing Fire Stations**

The City of Franklin is currently served by four existing fire stations (Map 11.1.) Of these four fire stations, the main fire station, as described earlier in this Chapter, is proposed to be expanded at its current location during the Phase 1 (year 2010) planning period. Two of the three satellite fire stations--Fire Station No. 2 located at 11615 W. Rawson Avenue and Fire Station No. 4 located at 7130 W. Ryan Road--are proposed to be phased out of

use during the Phase 1 planning period. The phasing out of these two stations is due, in part, to several reasons including:

1. The inability of the station to provide adequate response times to service some areas of the City, either presently or in the future, based upon either existing or planned land uses. Some of these areas either pose, or are planned to pose, a high or medium hazard occupancy.
2. The inability of the existing site to accommodate needed fire station building or site expansion during the Phase 1 planning period.
3. The aging and deterioration of the existing facility so as to make it economically impractical for its continued use or maintenance as a fire station during the Phase 1 planning period.

The other two fire stations--Fire Station No. 1 (main station) located at 8901 W. Drexel Avenue and Fire Station No. 3 located at 4755 W. Drexel Avenue--are planned to be retained at their current locations and expanded and improved as needed. Their optimum service radii are indicated on Map 11.1.

### **New Planned Fire Station Locations**

The proper location of fire stations is crucial in the protection of the health, safety, welfare and property of the people of Franklin. The location of fire stations should permit quick response into high-risk areas without depleting other areas of the City of protection should a second fire occur. In general, stations should be located near extensive industrial or business districts, near districts where there is a high hazard to human life, and near areas which have experienced high rates of past fire occurrence. The spacing of fire stations should vary in relation to population densities, building intensities, types of building construction, the pattern of trafficways, and the relative degree of fire hazard. Fire stations should also be located to avoid natural or man-made barriers between the stations and their respective service areas which may require time-consuming detours to reach the service area. The planned fire station locations follow, in part, those fire company distribution standards set forth in Table 6.5.

Two new fire stations are planned for the City. Their locations and their optimum service radii are also indicated on Map 11.1. Thus, two new satellite fire station sites are proposed to be acquired and stations constructed thereon during the Phase 1 planning period. These two proposed new stations would be generally located on the west side of S. Lovers Lane Road (STH 100) between Cortez Circle and Whitnall Edge Drive and another on the south side of W. Ryan Road (STH 100) near the intersection of S. 51st Street and W. Ryan Road.



The detailed location and proposed site configurations and delineations of these new fire stations are presented in Chapter 8 on the various individual detailed area plans.

The proposed fire station to be located on the west side of S. Lovers Lane Road (STH 100) between Cortez Circle and Whitnall Edge Drive is intended to replace Fire Station No. 2. However, if the City enters into an intergovernmental agreement with the Village of Hales Corners regarding having the Village be the primary provider of fire fighting services for the far northwest portion of the City, there would be no need for this planned fire station.

The proposed fire station to be located on the south side of W. Ryan Road (STH 100) near the intersection of S. 51st Street and W. Ryan Road is intended to service the rapidly developing Franklin industrial park area, the southern extremities of the S. 27th Street commercial corridor, and the southeastern quadrant of the City which is also planned for industrial- and trucking-related uses. The site is also intended to be large enough to accommodate a fire training tower and its ancillary facilities.

